

**Architectural Inventory Form**

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**I. IDENTIFICATION**

1. Resource number: **5BL1159.26**
2. Temporary number: **N/A**
3. County: **Boulder**
4. City: **Longmont**
5. Historic building name: **Girard House; Large House**
6. Current building name: **Carbaugh House**
7. Building address: **429 Collyer Street**
8. Owner name: **Gloria Carbaugh**  
Owner address: **429 Collyer Street**  
**Longmont, CO 80501**

**II. GEOGRAPHIC INFORMATION**

9. P.M. **6<sup>th</sup>** Township **2N** Range **69W**

**Wood / Shingle**

**NE<sup>1</sup>/<sub>4</sub> of NE<sup>1</sup>/<sub>4</sub> of NW<sup>1</sup>/<sub>4</sub> of SE<sup>1</sup>/<sub>4</sub> of section 3**

10. UTM reference

Zone **13**

Easting: **491678**

Northing: **4446050**

11. USGS quad name: **Longmont, Colorado**

Year: **1968** (**Photorevised 1979**) **7.5'**

12. Lot(s): **N<sup>1</sup>/<sub>2</sub> 9** Block: **49**

Addition: **Longmont Original Town** Year of Addition **1872**

13. Boundary Description and Justification: **This legally defined parcel encompasses but does not exceed the land historically associated with this property.**

**Official Eligibility Determination**

(OAHP use only)

Date \_\_\_\_\_ Initials \_\_\_\_\_

\_\_\_\_ Determined Eligible - National Register

\_\_\_\_ Determined Not Eligible - National Register

\_\_\_\_ Determined Eligible - State Register

\_\_\_\_ Determined Not Eligible - State Register

\_\_\_\_ Needs Data

\_\_\_\_ Contributes to eligible National Register District

\_\_\_\_ Noncontributing to eligible National Register District

**III. ARCHITECTURAL DESCRIPTION**

14. Building plan (footprint, shape):

**Rectangular Plan**

15. Dimensions in feet: **1245 square feet**

16. Number of stories: **One**

17. Primary external wall material

**Wood / Horizontal Siding**

18. Roof configuration (enter one):

**Gabled Roof / Cross Gabled Roof**

19. Primary external roof material (enter one):

**Asphalt Roof / Composition Roof**

20. Special features (enter all that apply):

**Porch**

**Chimney**

22. Architectural style /  
building type:

**Bungalow**

**21. General Architectural Description**

The house at 429 Collyer Street is a one-story wood-frame dwelling. Built in the Bungalow style, the house is supported by a low painted red coursed sandstone foundation. The exterior walls are clad with narrow, painted beige, horizontal wood siding, with square-cut wood shingles in the upper gable ends on the north and south elevations. The roof is moderately-pitched, and features intersecting gables covered with brown asphalt shingles and with painted red boxed eaves. Two red brick chimneys are located on the roof ridges. The entry door on the facade (east elevation) is a 15-light glass-in-wood-frame door, flanked by two 4/4 (ribbon-style) double-hung sash windows, with painted white wood frames and painted red wood surrounds. Windows otherwise are primarily single 2/2 double-hung sash, with painted white wood frames and painted red wood surrounds. The glass-in-wood-frame entry door opens onto a tongue-and-groove wood porch which extends across the full length of the facade. The porch features wood frame knee walls, painted white squared post piers, and a low-pitched hipped porch roof. A single solid wood door, with a painted white wood screen door, opens onto a flagstone stoop on the dwelling's west (rear) elevation.

**Garage**

A garage is located behind the house to the west: One-story rectangular plan; 12' N-S by 24' E-W; unknown foundation; painted beige stucco exterior wall, over brick masonry construction; flat roof; one window located on the south elevation; a single, painted white, wood-paneled door is located at the east end of the south elevation; a set of paired, painted white, vertical wood plank garage doors, side-hinged with metal strap hinges, open toward the alley on the west elevation.

**22. Architectural style / building type:**

Please see front page.

**23. Landscape or setting special features:**

This house is located on the west side of Collyer Street, in the block between 4th Avenue and 5th Avenue, in Longmont's historic East Side neighborhood. Developed during the late 1800s and early 1900s, the East Side Neighborhood is an established area made up primarily of historic single-family homes. The neighborhood features wide tree-lined streets, wide grass strips between the sidewalks and curbs, uniform setbacks, and deep rectangular-shaped lots.

**24. Associated buildings, features, or objects**

**Garage**

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#### **IV. ARCHITECTURAL HISTORY**

25. Date of Construction:  
Estimate **ca. 1902**  
Actual

Source of information:  
**Longmont city directory, 1903-1904; Sanborn Insurance maps, 1900, 1906.**

26. Architect:  
**unknown**

Source of information:  
**n/a**

27. Builder/ Contractor:  
**unknown**

Source of information:  
**n/a**

28. Original owner:  
**John Girard (probably)**

Source of information:  
**Longmont city directory, 1903-1904**

#### **29. Construction History (include description and dates of major additions, alterations, or demolitions)::**

Sanborn Insurance maps provide evidence that this house - located on the north half of Lot 9, Block 49 - was built between the years of 1900 and 1906. (Another dwelling on the south half of Lot 9, at 425 Collyer Street, was built during the same time.) The home's address, 429 Collyer Street, first appears in the 1903-1904 Longmont city directory, indicating that the residence was in existence by that time. There have been no additions, and no notable exterior alterations to the house following its original construction. An earlier dwelling, which was in existence by 1890, was located near the center of Lot 9, but was razed prior to the construction of this house, and the house at 425 Collyer, circa 1902.

30. Original location: **yes**  
Moved **no**  
Date of move(s) **n/a**

#### **V. HISTORICAL ASSOCIATIONS**

31. Original use(s): **Domestic / Single Dwelling**  
32. Intermediate use(s): **Domestic / Single Dwelling**  
33. Current use(s): **Domestic / Single Dwelling**  
34. Site type(s): **Residence**

**35. Historical Background**

Lot 9 of Block 49 in Longmont's original townsite was first developed in the years prior to 1890, when a square-shaped dwelling was constructed near the center of the lot, set well back from the street. By 1903, this early dwelling had been removed, and had been replaced by two new dwellings - one located on the south half of Lot 9 at 425 Collyer, and this house located on the north half of Lot 9 at 429 Collyer. This house's address first appears in the 1903-1904 Longmont city directory as the residence of John and Herminia Girard. According to the directory, the Girards had four children, and John was employed at the newly-constructed sugar factory. The Girards did not live here for long, however, as by 1906 this was the residence of Besse Large, Mary A. Large (the widow of Wilson Large), and Mary E. Large (a student). (Other members of the large family lived nearby at 403 and 413 Collyer Street. (Please see inventory forms 5BL1159.41 and 1159.30 for more information on the Large family in Longmont.)).

By 1910, the Besse and Mary A Large had moved to 342 Collyer Street, and in the early 1910s, Besse Large was employed as a telephone operator. This house, meanwhile had become the residence of A.T. Pedigo. According to the directories, Pedigo, who was employed at the sugar factory, lived here until the early 1920s. Pedigo evidently did not own the house, though, as according to Longmont water rent collection records, in the 1910s, the property was owned by Alice Lane.

Owners or residents of 429 Collyer from circa 1923 to the early 1950s included H.F. and Parmelia Williams, George H. and Verna Ellicott, Harvey L. Door, and Arthur D. Bangle. Then, from the early 1950s through the late 1970s, the house was owned and occupied by members of the James N. and Eva H. Stokes family. In earlier years, the Stokes family, including children Marivene and Earl, had lived at 428 Baker Street. Mr. Stokes worked as a laborer, and Mrs Stokes was employed as a laundress at the Longmont Hospital.

In the 1980s, 429 Collyer was owned and occupied by Steven Kraushaar. He was followed in the 1990s by G. Koenig. The property's current owner (in 2002) is Gloria Carbaugh

**36. Sources of Information**

(Boulder County) "Real Estate Appraisal Card - Urban Master." On file at the Boulder Carnegie Library.

"Large Rites Will Be Held Here Tuesday." *Longmont Times-Call*, October 12, 1953, p. 1.

*Polk's Boulder County Directory* [generally published annually], Denver, Kansas City, and Salt Lake City: R.L. Polk and Company Publishers.

*Polk's Longmont City Directory*, [generally published annually], Denver, Kansas City, and Salt Lake City: R.L. Polk and Company, Publishers, 1966 - 1997.

Sanborn Fire Insurance Maps, dated March 1918, June 1930, and May 1956.

"Town of Longmont, Colorado - Water Rent Collections." On file at the Longmont Archives, Longmont Museum.

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**VI. SIGNIFICANCE**

37. Local landmark designation:  
Yes  
No **xx**  
Date of Designation: **n/a**

**38. Applicable National Register Criteria**

**xx** A. Associated with events that have made a significant contribution to the broad patterns of our history;

B. Associated with the lives of persons significant in our past;

**xx** C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction;

D. Has yielded, or may be likely to yield information important in history or prehistory;

Qualifies under Criteria Considerations A through G (see Manual).

Does not meet any of the above National Register criteria.

**City of Longmont Standards for Designation**

**xx** 2.56.040-A (1) The structure or district has character, interest or value, as part of the development, heritage or cultural characteristics of the city, state or nation.

2.56.040-A (2) The structure or district is the site of a historic event with an effect upon society.

2.56.040-A (3) The structure or district is identified with a person or group of persons who had some influence on society.

**xx** 2.56.040-A (4) The structure or district exemplifies the cultural, political, economic, social or historic heritage of the community.

2.56.040-B (1) The structure or district portrays the environment of a group of people in an era of history characterized by a distinctive architectural style.

**xx** 2.56.040-B (2) The structure or district embodies those distinguishing characteristics of an architectural type specimen.

2.56.040-B (3) The structure or district is the work of an architect or master builder whose individual work has influenced the development of Longmont.

2.56.040-C (1) The structure or district, because of being part of or related to a square, park or other distinctive area, should be developed or preserved according to a plan based on a historic, cultural or architectural motif.

2.56.040-C (2) The structure or district, due to its unique location or singular physical characteristics, represents an established and familiar visual feature of a neighborhood, community or the city.

Does not meet any of the above City of Longmont Standards for Designation.

39. Area(s) of Significance:

**Architecture; Community Planning and Development**

40. Period of Significance: **ca. 1902-1952**

41. Level of Significance:

National:

State:

Local: **XX**

**42. Statement of Significance**

This house is historically significant relative to National Register Criterion A for its association with Longmont's residential development during the first half of the twentieth century. The house is also architecturally significant, relative to National Register Criterion C for its representative expression of the Bungalow style of architecture. The property's level of significance is not to the extent that it would qualify for individual listing in the National Register of Historic Places; however, it may be considered as a contributing resource within the boundaries of the East Side Historic District. The property may also be considered individually eligible for local landmark designation by the City of Longmont.

**43. Assessment of historic physical integrity related to significance:**

This house displays excellent historical integrity, relative to the seven aspects of integrity as defined by the National Park Service and the Colorado Historical Society - setting, location, design, materials, workmanship, feeling, and association. There have been no additions and no notable exterior alterations to the building following its original construction. The garage which dates from the period of significance, is also minimally altered from its original construction. The garage was stuccoed in 1948.

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**VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT**

44. National Register eligibility field assessment:

Eligible:

Not Eligible: **xx**

Need Data:

City of Longmont Local Landmark eligibility field assessment:

Eligible: **xx**

Not Eligible:

Need Data:

45. Is there National Register district potential?

Yes: **xx**

No:

Discuss: **This property is located within the boundaries of the East Side Historic District, which is listed in the National Register of Historic Places.**

If there is National Register district potential, is this building:

Contributing: **n/a**

Noncontributing: **n/a**

46. If the building is in an existing National Register district, is it:

Contributing: **xx**

Noncontributing:

**VIII. RECORDING INFORMATION**

47. Photograph numbers:

Roll: **LONG-20**

Frame(s): **26-30**

Negatives filed at:

**City of Longmont**

**Department of Community Development, Planning Division**

**Civic Center Complex**

**350 Kimbark Street**

**Longmont, Colorado 80501**

48. Report title: **East Side Neighborhood: Historic Context and Survey Report**

49. Date: **August 2, 2002**

50. Recorders: **Carl McWilliams**

51. Organization: **Cultural Resource Historians**

52. Address: **1607 Dogwood Court  
Fort Collins, Colorado 80525**

53. Phone number: **970/493-5270**